151.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	702,900	/	702,900
USE VALUE:	702,900	/	702,900
ASSESSED:	702,900	/	702,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STONE MATTHEW THOMAS &
Owner 2:	BRUNEAU VALERIE PAULINE
Owner 3:	
Street 1:	28 BUENA VISTA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MILANO PHILIP J/ LIFE ESTATE -
Owner 2:	-
Street 1:	28 BUENA VISTA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,409 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 1294 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5409.000	237,100		465,800	702,900
Total Card	0.124	237,100		465,800	702,900
Total Parcel	0.124	237,100		465,800	702,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 543.20 | /Parcel: 543.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	100376
GIS Ref	
GIS Ref	
Insp Date	04/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0004-0004.0

!11876!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,200	0	5,409.	465,800	703,000	703,000	Year End Roll	12/18/2019
2019	101	FV	201,000	0	5,409.	436,700	637,700	637,700	Year End Roll	1/3/2019
2018	101	FV	200,200	0	5,409.	361,000	561,200	561,200	Year End Roll	12/20/2017
2017	101	FV	200,200	0	5,409.	331,900	532,100	532,100	Year End Roll	1/3/2017
2016	101	FV	200,200	0	5,409.	302,800	503,000	503,000	Year End	1/4/2016
2015	101	FV	195,400	0	5,409.	297,000	492,400	492,400	Year End Roll	12/11/2014
2014	101	FV	195,400	0	5,409.	276,000	471,400	471,400	Year End Roll	12/16/2013
2013	101	FV	195,400	0	5,409.	262,600	458,000	458,000		12/13/2012

PRINT

Date	Time
12/11/20	02:00:28

LAST REV

Date	Time
05/09/18	14:03:06
apro	

TAX DISTRICT

PAT ACCT. 11876

USER DEFINED

Prior Id # 1:	100376
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILANO PHILIP J	66551-191		12/18/2015		545,000	No	No		
MILANO PHILIP J	54352-385		3/1/2010	Convenience		No	No		
	11203-87		9/1/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2017	1510	Re-Roof	8,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	Inspected	PH	Patrick H
4/14/2018	MEAS&NOTICE	HS	Hanne S
10/29/2008	Meas/Inspect	189	PATRIOT
11/8/2000	Hearing N/C	189	PATRIOT
1/3/2000	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/18/1999	Measured	263	PATRIOT
7/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5409		Sq. Ft.	Site		0	80.	1.08	9									465,814						465,800	

Total AC/HA:	0.12417	Total SF/SM:	5409	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	465,814	Spl Credit		Total:	465,800

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	166.219
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343673
Depreciation:	106539
Depreciated Total:	237134

COMMENTS

WALK UP UAT OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

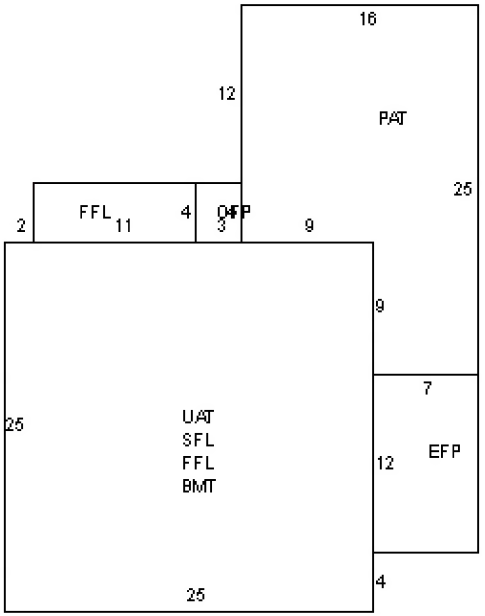
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	166.22
Special Features:	0	Val/Su Net:	95.22
Final Total:	237100	Val/Su SzAd	183.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	669	166.220	111,200
BMT	Basement	625	49.870	31,166
SFL	Second Floor	625	166.220	103,887
PAT	Patio	319	3.370	1,076
UAT	Upper Attic	156	66.490	10,389
EFP	Enclos Porch	84	58.740	4,934
OFP	Open Porch	12	43.340	520

Net Sketched Area:	2,490			Total:	263,172
Size Ad	1294	Gross Are	2959	FinArea	1294

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	